

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI

29 January 2026

Margaret Louise Day

LAND INFORMATION MEMORANDUM (LIM)

The attached LIM provides you with information about 136 Guildford Drive, Paraparaumu.

The information provided in this LIM has been gathered from all the information the Council holds on this property, as at the date of your application.

It is important to note that the Council has not undertaken an on-site inspection of the property and there may be information which is not known to Council - for example, illegal or unauthorised building or works on the property.

If you have any future plans to develop this property please contact us for advice about how to proceed and the process for obtaining the necessary approvals.

In addition to the information in this LIM you may be interested to find out more about the Kapiti Coast District. Information and advice on council services and our District Plan are available on our website: www.kapiticoast.govt.nz

Finally, if you have any questions about your LIM, please don't hesitate to contact us at kapiti.council@kapiticoast.govt.nz or 0800 486 486.



Steve Cody
Building Team Manager

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Land Information Memorandum (LIM)

Prepared by Kāpiti Coast District Council for the property located at:

136 Guildford Drive, Paraparaumu

Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or 'clause' in this LIM corresponds to a part of section 44A of LGOIMA.

The information provided is based on a search of Council database records as at the date of your application and not an inspection of the property. There may be other information relating to the land which is unknown to Council, for example, illegal or unauthorised building or works on the property. Any person obtaining a LIM is solely responsible for ensuring that the land is suitable for a particular purpose.

Third party reports included in this LIM are for information only. We recommend independent advice before relying on them.

Application details

Applicant	Margaret Louise Day
LIM number	L260069
Application date	21/01/26
Issue date	29/01/26

Property details

Property address	136 Guildford Drive, Paraparaumu
Legal description	LOT 43 DP 88523 CT 55B/761
Area (hectares)	0.0562

Valuation information

Valuation number	1527258613
Capital value	\$810,000
Land value	\$450,000
Improvements value	\$360,000

Please note that these values are intended for rating purposes only.

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Attachments

- Glossary of Terms and Maps
- Aerial Photograph
- Deposited Plan/Record of Title
- District Plan Zones
- District Plan Precincts and other overlays
- District Plan Features
- District Plan Natural Hazards – Active Faults
- District Plan Natural Hazards – Flooding
- Latest Flood Hazards
- Resource Consents - Maps and Summary Detail (if applicable)
- Health and Alcohol Licenses
- Services Network
- As Built Drainage Plan (if applicable)
- Resource Consent documents (if applicable)
- Earthquake-Prone Building documents (if applicable)

1. Rates

In this section: information relating to any rates owing in relation to the property.

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Amounts stated are inclusive of GST.

Current rates year	Current Rates Year 2025 to 2026
Annual rates	The annual rates for 2025/26 rating year are \$5,761.74 This includes Greater Wellington Regional Council rates
Next instalment date	09/03/26
Arrears for previous years	\$0.00
Water rates	\$437.87 last year (2024/25) For the 2025/2026 rating year, all water used is charged at a volumetric rate of \$1.72 (incl GST) per cubic metre (1000 litres) on the water rates invoice, and a fixed annual charge of \$318.60 (incl GST) per separately used or inhabited part of a rating unit, is charged on the property rates invoice.
Water balance due	\$0.00

For further information on this section, contact the Rates Team on 0800 486 486.

2. Consents, Certificates, Notices, Orders or Requisitions affecting the land and buildings

In this section: information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council; information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Building Consents

22/12/99 BUILDING CONSENT 991819 : NEW DWELLING : Code Compliance
Certificate issued 10/01/02

Engineer's report

Further building may require an Engineer's soil report and, if necessary, a foundation design.

Wind

Indicative wind zones can be found at [BRANZ Map](#). Wind zones should be determined in accordance with the New Zealand Building Code.

For further information on this section, contact the Building Team on 0800 486 486.

Swimming Pools: Compliance with the Building Act 2004

No pool registered to this property.

For further information on this section, contact the Building Team on 0800 486 486.

Registered Environmental Health Premises and Licences

No information located.

For further information on this section, contact the Environmental Health Team on 0800 486 486.

3. Weathertightness

In this section: information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

The Council has received no correspondence from the Ministry of Business, Innovation and Employment in relation to this property.

4. Land use and Conditions

In this section: information relating to the use to which that land may be put, and conditions attached to that use.

Planning/Resource Management

District Plan Zone/Precinct/Development Area: General Residential

The District Plan maps provided with this LIM provide a useful visual overview of the planning information provided in this LIM. However, the planning information provided is not exhaustive and reference to the Operative District Plan (2021) is recommended.

Full details of the relevant zone, precinct or development area requirements are contained within the Operative District Plan (2021) on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](https://www.kapiticoast.govt.nz/Operative-District-Plan-2021)

There may be policies or rules in the Greater Wellington Regional Council's Natural Resources Regional Plan (and/or a proposed change to that Plan) that regulate land use on this property. This Plan is available from the Greater Wellington Regional Council website www.gw.govt.nz/.

Questions about the impact of that Plan on this property should be made to the Greater Wellington Regional Council on 0800 496 734.

District Plan Features and Overlays

The Operative District Plan (2021) records which properties in the District have these special features and overlays located on them. Each feature and overlay is given a unique reference number or title. There are specific restrictions on development within or around many of these features. The District Plan Features Map provided with this LIM displays whether any of these features are on, or adjacent to, this property.

This property is zoned General Residential in the Operative District Plan (2021).

This property was created via subdivision in 2000 under resource consent number RM990071. A copy of the Decision, Deposited Plan (DP 88523) and Record of Title is provided with this LIM.

There are no known easements.

It is recommended that the Record of Title is checked for any interests registered against the property such as easements or covenants.

A Section 221 Consent Notice was imposed as part of this subdivision which requires certain conditions to be complied with on an on-going basis. For detail refer to the attachments provided with this LIM.

There is no record of any further resource consents for this property. For information about any resource consents for surrounding properties refer to the Resource Consents map and Summary Details Report provided with this LIM.

If you are interested in reading the full resource consent file then these can be viewed at the Council administration building at 175 Rimu Road, Paraparaumu.

Note: some resource consent files may be archived offsite; however these can be retrieved for you. Please call the Resource Consents Team on 0800 486 486 to check the availability of the files.

Air Space Designation - land within the airport flight paths where height restrictions apply to buildings and trees as set out in the Operative District Plan (2021).

This property is located within the Horizontal Surface 50m amsl, Operations Area of the Paraparaumu Airport. Refer to the Airport Plan and Surfaces maps of the Operative District Plan (2021).

There is no record of any identified cultural or archaeological sites contained on this site.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

5. Special Features and Characteristics of the land

This section identifies information held by Council about:

- *natural hazards and the impacts of climate change that exacerbate natural hazards;*
- *potential natural hazards and potential impacts of climate change that exacerbate natural hazards; and*
- *information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants that are known to Council, but are not apparent from its District Plan under the Resource Management Act 1991.*

Climate Change

Any available information regarding the potential impacts of climate change is currently contained in the natural hazard section.

Contaminated Sites

Greater Wellington Regional Council holds information on properties with a history of hazardous activity or industry. Refer to the Selected Land Use Register available on the Greater Wellington Regional Council website [Greater Wellington - Search Selected Land Use Register \(gw.govt.nz\)](https://www.gw.govt.nz/selected-land-use-register).

Natural Hazards

A Natural hazard is defined as any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affects human life, property, or other aspects of the environment.

If this property has been the subject of a Resource Consent or Building Consent since 1 July 2020 a geotechnical assessment may have been supplied with that application. A geotechnical report may contain advice about ground conditions at that site including liquefaction, slope stability assessment as well as commentary on ground bearing capacity. All available Building Consent geotechnical assessments are located in attached building files. Where available Resource Consent geotechnical assessments are referenced in attached resource consent decision documents, for further information contact the Resource Consents Team on 0800 486 486.

Coastal Erosion and Inundation Hazards

Council holds a number of reports that assess the possibility that areas of the Kāpiti Coast District shoreline may be susceptible to current and future coastal erosion and inundation. The available information on coastal hazards that are specific to the District are available on the following link: www.kapiticoast.govt.nz/coastal-science. The science of coastal erosion and inundation continues to develop as national and international best practice changes, and new information is released. The information received by Council will therefore outline different perspectives.

Currently, information specific to the Kapiti Coast District includes:

- Council-commissioned assessments by Jacobs NZ Ltd, including coastal area-specific risk assessments, a hazard and susceptibility assessment, and the coastal hazards GIS map viewer allowing you to assess how any particular property may be affected.
- A community commissioned coastal hazard risk assessment report by Dr Willem de Lange and related predicted shoreline maps.
- Advice from the Ministry for the Environment and the Department of Conservation on coastal hazard risk identification and management of coastal risks.

Council will consider the information and its possible impact on Kāpiti properties, as part of its review of coastal provisions in the Council's Operative District Plan. On 30 January 2025 Council resolved that this work is a priority to progress.

Earthquakes

Greater Wellington Regional Council holds information on earthquake risks in the Kapiti Coast District. This information, along with associated Earthquake Risk Maps, can be found on the Greater Wellington Regional Council website www.gw.govt.nz/.

Earthquake fault traces within the Kapiti Coast are mapped in the Operative District Plan (2021). These are shown (if applicable) on the District Plan Features Map provided with this LIM and are available on our website [Operative District Plan 2021 \(kapiticoast.govt.nz\)](http://Operative District Plan 2021 (kapiticoast.govt.nz)).

Fire

Due to its climate and geographical features, the Kapiti Coast District can be susceptible to risks of fire, including wildfire. More information on this risk can be found in the [District Plan](#), while mapping of the rural wildfire fire risk across the Wellington Region on the Greater Wellington Regional Council website ([GWRC rural wildfire risk](#)).

Liquefaction

Due to its geographic location and soil typology, the Kapiti Coast District may be susceptible to liquefaction in the event of an earthquake. More information on this risk can be found in the [District Plan](#), while mapping of [combined earthquake risk](#) including liquefaction, can be found on the Greater Wellington Regional Council website.

Tsunami Evacuation Zones

Tsunami Evacuation Zone Maps have been developed by the Greater Wellington Regional Council to assist emergency preparedness by identifying the areas residents may need to evacuate in the event of a tsunami.

Each map has three evacuation zones: red, orange and yellow. The updated tsunami evacuation maps for Kapiti can be viewed at the Council's website at www.kapiticoast.govt.nz/our-district/cdem/get-prepared/tsunami-zones/.

Other Information

Part of the property is shown to be subject to and adjacent to flood hazards in the Operative District Plan (2021), and the latest Flood Hazard Maps.

The flood hazard identified on the maps provided with this LIM is based on the projected future flooding risk to the property including climate change projections.

The maps show the projected flood extent arising from the 1% AEP or 1% Annual Exceedance Probability Flood Event (that is, a flood event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The nature of the controls imposed by the District Plan depends on where individual sites are located within the 1 in 100 year flood extent; which flood hazard map (operative or latest) is referenced in legislation or the District Plan, and which flood hazard category applies.

Part of the property is shown to be subject to and adjacent to ponding on the Operative District Plan (2021) Flood Hazard Maps, and the latest Flood Hazard Maps.

Ponding are areas where slower-moving flood waters could pond either during or after a flood event. A Ponding Area may be affected by a direct flood risk. Ponding can be associated with rivers and streams as well as the piped stormwater network. Ponding is a direct risk.

The adjacent road carriageway (Guildford Drive) is shown to be subject to an overflow path in the Operative District Plan (2021) Natural Hazard maps, and the latest Flood Hazard Maps.

Overflow paths generally occur in lower-lying areas on the floodplain which act as channels for flood waters. They can be natural, or artificially formed, and are often characterised by fast flowing water during a flood event. An overflow path is a direct hazard.

For further information on flood hazards please contact the Stormwater and Coastal Asset Manager on 0800 486 486.

Greater Wellington Regional Council holds flood hazard information relating to the major rivers and streams in the District. For further information on these flood hazards, please contact the Greater Wellington Regional Council (Flood Control Department) on 0800 496 734.

For information on minimum floor levels for buildings and the potential implications for building consents on this property please contact the Building Team on 0800 486 486.

For further information on this section, contact the Resource Consents Team on 0800 486 486.

6. Other land and building classifications

In this section: This is information which, in terms of any other Act, has been notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

No information located.

7. Private and Public stormwater and sewerage drains

In this section: Information on private and public stormwater and sewerage drains as shown in the Council's records.

There is Council sewer reticulation available with a lateral. The location of the sewer lateral is shown on the services network plan. An as-built plan of private drainage is provided with this LIM.

Stormwater discharges to the kerb and channel. There is no record of any Council services running through the property.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

8. Drinking water supply

In this section: information on whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a networked supplier; any conditions that are applicable; and any information the Council has about the supply.

Council has a potable water supply system available with an ordinary on demand metered water supply connection. The Council service valve (manifold/toby) is shown on the services network plan provided with this LIM.

For further information on this section, contact the Plumbing & Drainage Team on 0800 486 486.

9. Network utility information

In this section: information which has been notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Contact Electra for power availability and Vector for gas availability.

10. Other information about the property

In this section: information concerning the land and the property that the Council has the discretion to include if it considers it to be relevant.

Cultural and Archaeological

The settlement history of the Kapiti Coast suggests that there are still an unknown number of unidentified cultural and archaeological sites within the District and indeed these are still being discovered during earthworks from time to time. The Heritage NZ Pouhere Taonga Act 2014 provides for substantive penalties for unauthorised destruction or modification of an archaeological site.

More detail on what to look for and who to contact can be found on our website:

www.kapiticoast.govt.nz/Our-District/Tangata-Whenua

Development Impact Fees

Development Impact Fees consist of a combination of development contributions and financial contributions (including Reserves Contributions) from all new developments e.g. a new residential dwelling or a subdivision as well as new or expanded non-residential buildings.

Further information on the range of Development Impact Fees can be found on

[Development impact fees - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://www.kapiticoast.govt.nz/Development-impact-fees-Kapiti-Coast-District-Council)

Glossary of Terms and Maps attached

Aerial Photograph

A birds-eye view in colour of the property and its surrounds.

Deposited Plan

Sometimes referred to as a 'Flats Plan' or 'Title Plan'. A Deposited Plan covers more than one lot (or property) and has a diagram showing the boundary distances and the land area. A Record of Title relates to a specific property and shows current owner and interests (such as mortgages, encumbrances and easements).

Building Information (if requested)

This includes any information Council holds about any structure that is on the lot (property), e.g. plumbing, drainage and floor plans and elevation drawings of the building and any alterations or additions to it, together with any code compliance certificates.

Services Network Map

Information on private and public stormwater and sewerage drains on the property as shown in Council's records.

Location of Health and Alcohol Licenses

This map shows the location of registered businesses in the neighbourhood that hold health and alcohol licenses.

Resource Consents

Included with this LIM are Reports and Maps of resource consents (if applicable that relate to the property) and a list of resource consents in the neighbourhood of the property that have been notified. The District Plan contains rules about different types of activities in different parts of the district. Anything not permitted by the Plan requires a resource consent. When a resource consent application is received the Council determines whether or not to notify it on the basis of the environmental effects under Section 95A-F of the Resource Management Act 1991.

Designation(s) (if applicable)

A designation is a planning technique used by Ministers of the Crown, councils and network utility operators approved as requiring authorities under section 167 of the Resource Management Act 1991. It provides for 'spot zoning' over a site, area or route in a district plan which authorises the requiring authority's work and activity on the site, area or route without the need for a land use resource consent.

District Plan

Every city and district council is required to have a District Plan under the [Resource Management Act 1991](#). The District Plan plays a big part in how Kapiti develops. The rules in the Plan determine what you can and can't do on your property without permission from Council - whether it be subdividing, renovating, building a new garage or deck, or starting a home business. This LIM includes maps which show the Zone, Precinct, or Development Area (if relevant), the Features, Overlays and the Natural Hazards that relate to the rules in the District Plan.

Latest Flood Hazards

To better understand the extent of the flood hazard risk in the District and to assist in the potential mitigation of this risk, Council has over the years undertaken a number of floodplain management investigations. This map shows the latest flood hazard information; these are not necessarily included in the Operative District Plan (2021). This information is particularly relevant if you are considering subdividing the land or constructing a building.

Aerial Photography

136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



0 10 20 Metres

Scale @ A4 - 1:500

Date Printed: January 21, 2026

Kāpiti Coast District Council accepts no responsibility for incomplete or inaccurate information contained on this map. Use of this website is subject to, and constitutes acceptance of the conditions set out in our disclaimer. This publication is copyright reserved by the Kāpiti Coast District Council. Cadastral and Topographic information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**




R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **WN55B/761**
Land Registration District **Wellington**
Date Issued 28 January 2000

Prior References
WN54D/475

Estate Fee Simple
Area 562 square metres more or less
Legal Description Lot 43 Deposited Plan 88523

Original Registered Owners

Coast Homes Limited as to a 1/2 share
Gregory David Wimms as to a 1/2 share

Interests

Subject to Section 206 Land Act 1924
B766113.6 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 28.1.2000 at 3:35 pm
Fencing Covenant in Transfer B798715.1 - 24.8.2000 at 11:31 am
Land Covenant in Transfer B798715.1 - 24.8.2000 at 11:31 am
5156531.1 Transfer to Margaret Louise Green (7/10 share) and Margaret Louise Green and Peter James Kennedy (3/10 share) - 19.2.2002 at 9:00 am
5156531.2 Mortgage to The National Bank of New Zealand Limited - 19.2.2002 at 9:00 am
8070719.1 Transfer to Margaret Louise Day and Peter James Kennedy - 17.2.2009 at 3:22 pm

Reference:
Prior CT: 54D/475
Document No.: B766113.7



REGISTER

LT69

55B/761

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 28th day of January Two Thousand under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of WELLINGTON

WITNESSETH that **EATWELL ESTATES LIMITED**

is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 562 square metres, more or less being **LOT 43**

DEPOSITED PLAN 88523



Subject to the same restrictions as were imposed in the case of leases by Section 206 Land Act 1924

B766113.6 Consent Notice under Section 221(1) Resource Management Act 1991 by The Kapiti Coast District Council - 28.1.2000 at 3.35.

For RGL

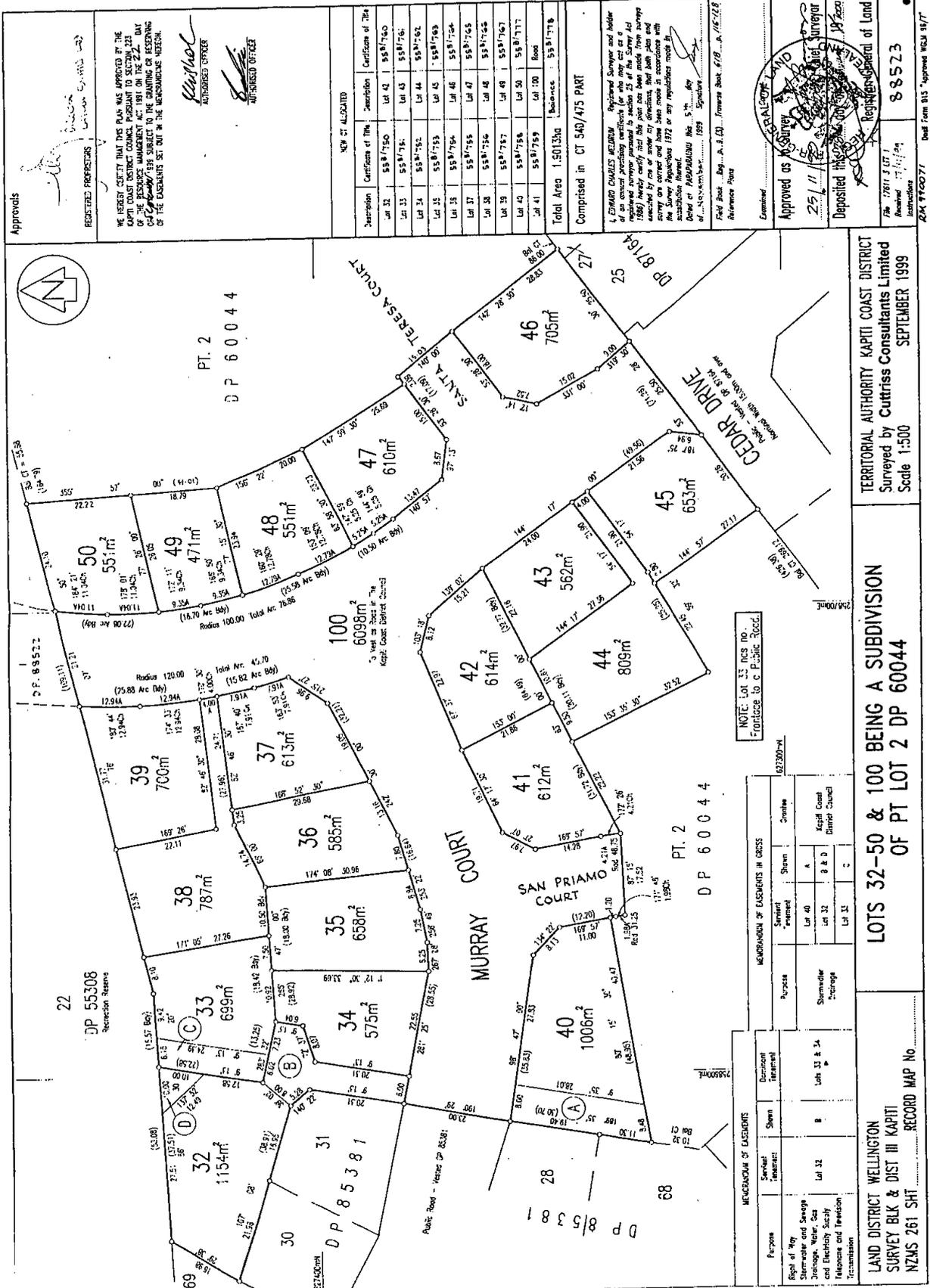
B798715.1 Transfer to Coast Homes Limited and Gregory David Wimms in equal shares

Fencing Covenant in Transfer B798715.1

Land Covenant in Transfer B798715.1 all 24.8.2000 at 11.31.

for RGL

55B/761



Approvals

REGISTERED PROPRIETORS
 WE HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE DISTRICT COAST DISTRICT COUNCIL PURSUANT TO SECTION 25 OF THE SURVEY ACT 1989. THIS PLAN IS SUBJECT TO THE GRANTING OR RESERVING OF RIGHTS OR INTERESTS IN THE LANDS SHOWN HEREON.
 REGISTERED PROPRIETORS: [Signatures]

AUTHORIZED OFFICER
 [Signature]
 AUTHORIZED OFFICER

Description	Certificate of Title	Description	Certificate of Title
Lot 32	558/7150	Lot 42	558/7160
Lot 33	558/7181	Lot 43	558/7161
Lot 34	558/7182	Lot 44	558/7162
Lot 35	558/7183	Lot 45	558/7163
Lot 36	558/7184	Lot 46	558/7164
Lot 37	558/7185	Lot 47	558/7165
Lot 38	558/7186	Lot 48	558/7166
Lot 39	558/7187	Lot 49	558/7167
Lot 40	558/7188	Lot 50	558/7168
Lot 41	558/7189	Lot 100	6098m ²
Total Area		1,501,310m ²	Balance

Comprised in CT 540/475 PART
 EDWARD CHARLES MERRILL Registered Surveyor and holder of a licence under the Survey Act 1989. I hereby certify that this plan has been made from surveys executed by me or some of my assistants, that I am a duly qualified and licensed Surveyor under the Survey Act 1989 and that I am not aware of any irregularities in the execution of the survey or of any irregularities in the registration of this plan.

Field Book: [Details]
 Approved as [Signature]

Approved as [Signature]
 Deposited [Date]
 Registered General of Land
 88523

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
 Surveyed by Cuttriss Consultants Limited
 Scale 1:500
 SEPTEMBER 1999

LOTS 32-50 & 100 BEING A SUBDIVISION
 OF PT LOT 2 DP 60044

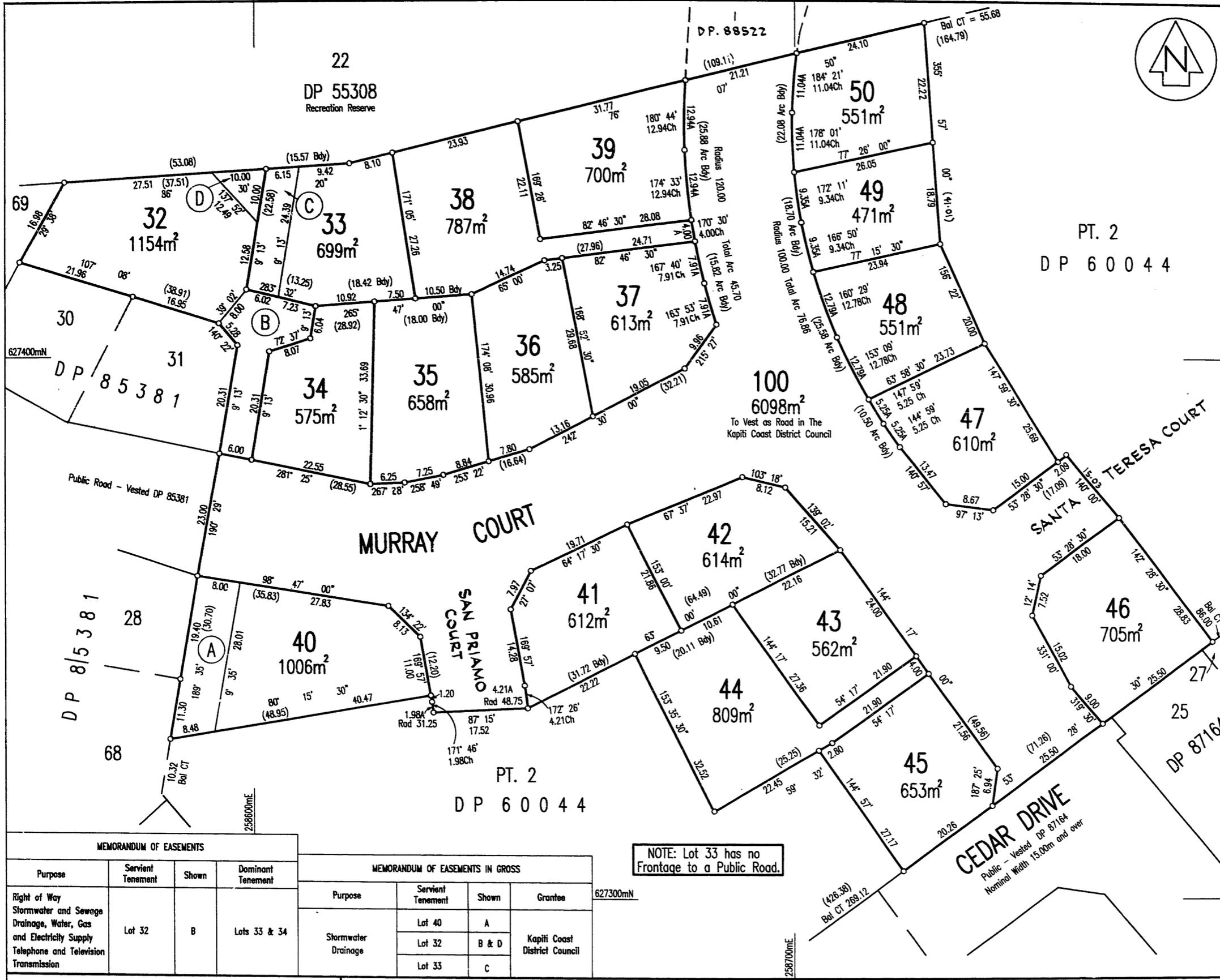
LAND DISTRICT WELLINGTON
 SURVEY BLK & DIST III KAPITI
 NZMS 261 SH1
 RECORD MAP No

NOTE: LOT 33 HAS NO FRONTAGE TO CEDAR DRIVE

Purpose	MEMORANDUM OF EASEMENTS IN GRASS		
	Shown	Shaded	Grass
Right of Way			
Drainage			
Water Supply			
Electricity Supply			
Telephones and Television			
Transmission			

Purpose	MEMORANDUM OF EASEMENTS IN GRASS		
	Shown	Shaded	Grass
Right of Way			
Drainage			
Water Supply			
Electricity Supply			
Telephones and Television			
Transmission			

Purpose	MEMORANDUM OF EASEMENTS IN GRASS		
	Shown	Shaded	Grass
Right of Way			
Drainage			
Water Supply			
Electricity Supply			
Telephones and Television			
Transmission			



Approvals

[Signature]
REGISTERED PROPRIETORS
Dileksof
EARTH STRATA LTD

WE HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE KAPITI COAST DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 22 DAY OF ~~September~~ 1999 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUMS HEREON.

[Signature]
AUTHORISED OFFICER

[Signature]
AUTHORISED OFFICER

PT. 2
DP 60044

NEW CT ALLOCATED

Description	Certificate of Title	Description	Certificate of Title
Lot 32	55B/750	Lot 42	55B/760
Lot 33	55B/751	Lot 43	55B/761
Lot 34	55B/752	Lot 44	55B/762
Lot 35	55B/753	Lot 45	55B/763
Lot 36	55B/754	Lot 46	55B/764
Lot 37	55B/755	Lot 47	55B/765
Lot 38	55B/756	Lot 48	55B/766
Lot 39	55B/757	Lot 49	55B/767
Lot 40	55B/758	Lot 50	55B/777
Lot 41	55B/759	Lot 100	Road
Total Area	1.9013ha	Balance	55B/778

Comprised in CT 54D/475 PART

I, EDWARD CHARLES MELDRUM Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at PARAPARAUMU this 5th day of November 1999 Signature *[Signature]*

Field Book... Reg... p. 9.(3)... Traverse Book 618... p. 116-128
Reference Plans

Examined... Correct

Approved as to Survey
25/11/99
[Signature] Chief Surveyor

Deposited this 22nd day of January 19 2000
[Signature] Registrar-General of Land

File 17611 3 LTT 1
Received 17/11/99
Instructions
88523

MEMORANDUM OF EASEMENTS

Purpose	Servient Tenement	Shown	Dominant Tenement
Right of Way Stormwater and Sewage Drainage, Water, Gas and Electricity Supply Telephone and Television Transmission	Lot 32	B	Lots 33 & 34

MEMORANDUM OF EASEMENTS IN GROSS

Purpose	Servient Tenement	Shown	Grantee
Stormwater Drainage	Lot 40	A	Kapiti Coast District Council
	Lot 32	B & D	
	Lot 33	C	

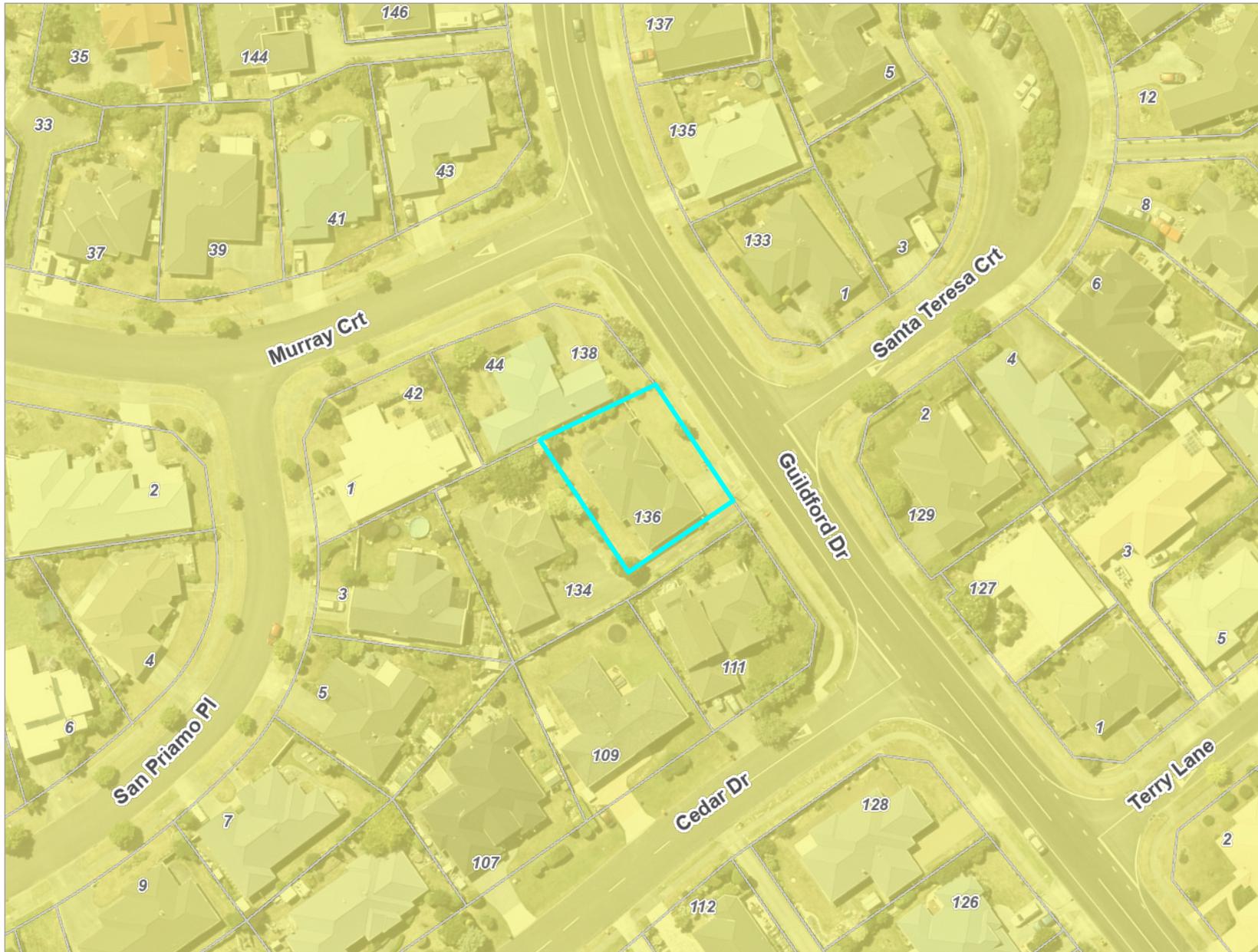
LAND DISTRICT WELLINGTON
SURVEY BLK & DIST III KAPITI
NZMS 261 SHT RECORD MAP No.

LOTS 32-50 & 100 BEING A SUBDIVISION OF PT LOT 2 DP 60044

TERRITORIAL AUTHORITY KAPITI COAST DISTRICT
Surveyed by **Cuttriss Consultants Limited**
Scale 1:500 SEPTEMBER 1999

Operative District Plan 2021 - Zones and Precincts

136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



Key to map symbols

 General Residential Zone



0 20 40 Metres

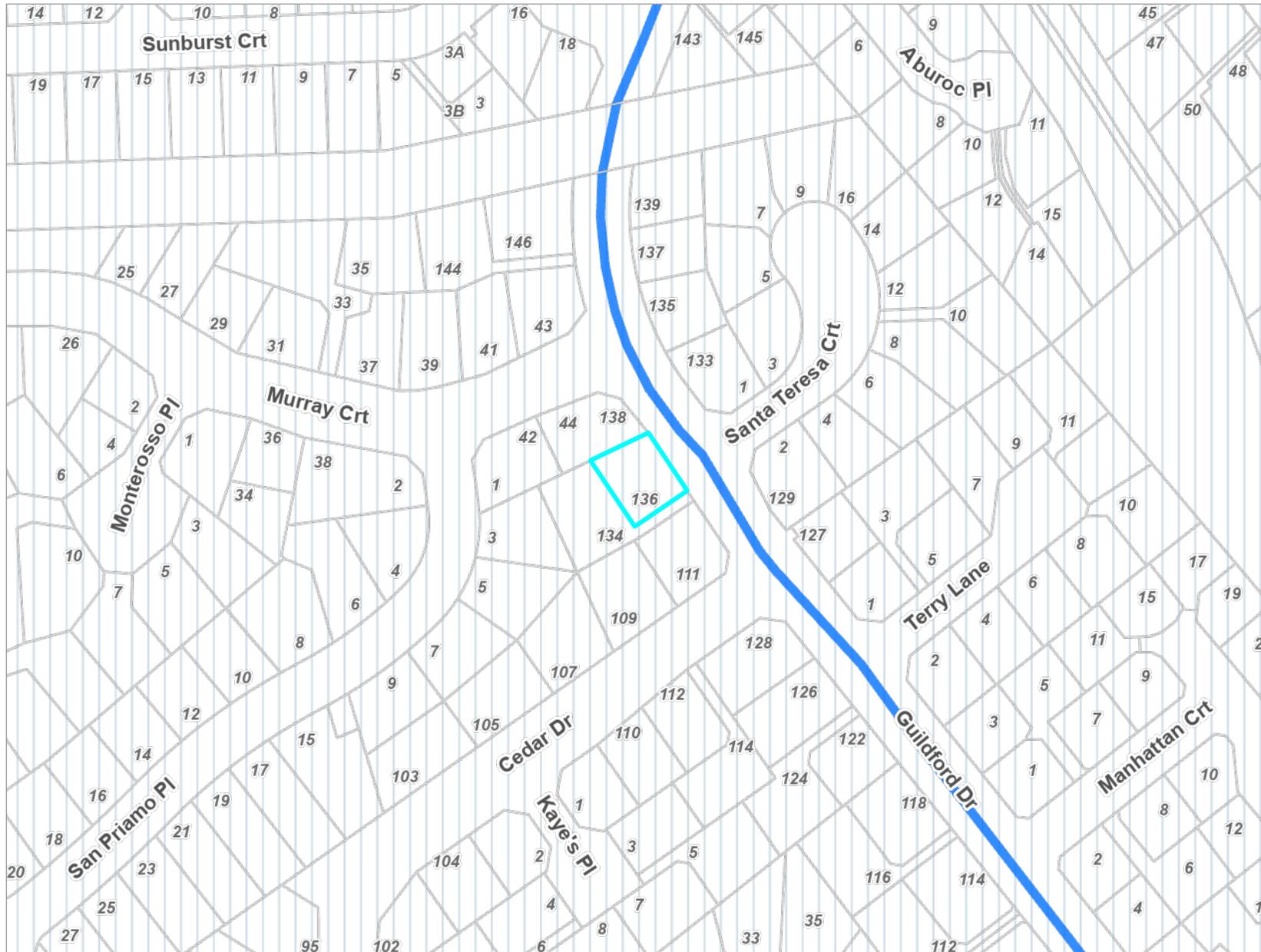
Scale @ A4 - 1:1,000

Date Printed: January 21, 2026

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Operative District Plan 2021 - Historical, Cultural, Infrastructure & Districtwide

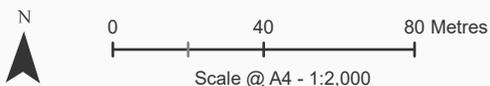
136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



Key to map symbols

-  Local Community Connectors
-  Coastal Environment

The 'Key to map symbols' column above will be empty if no relevant District Plan Features are present in the area shown on this map.



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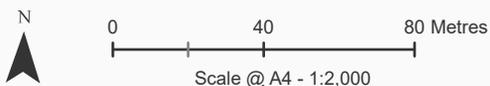
Operative District Plan 2021 - Natural Features

136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



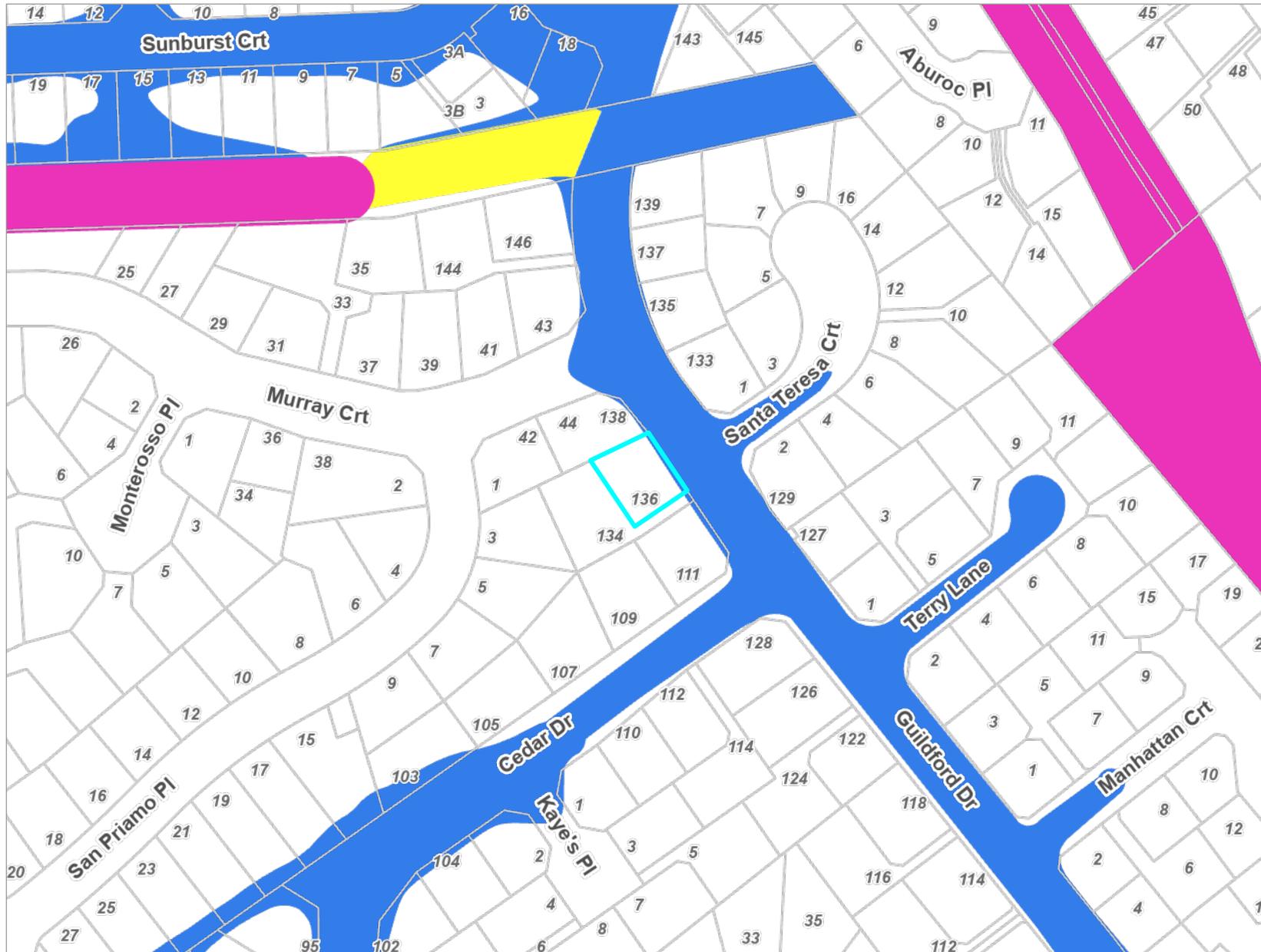
Key to map symbols

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Date Printed: January 21, 2026

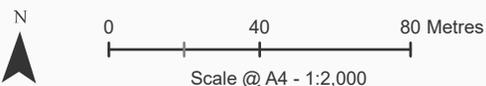
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Key to map symbols

- Stream Corridor
- Overflow Path
- Ponding Area

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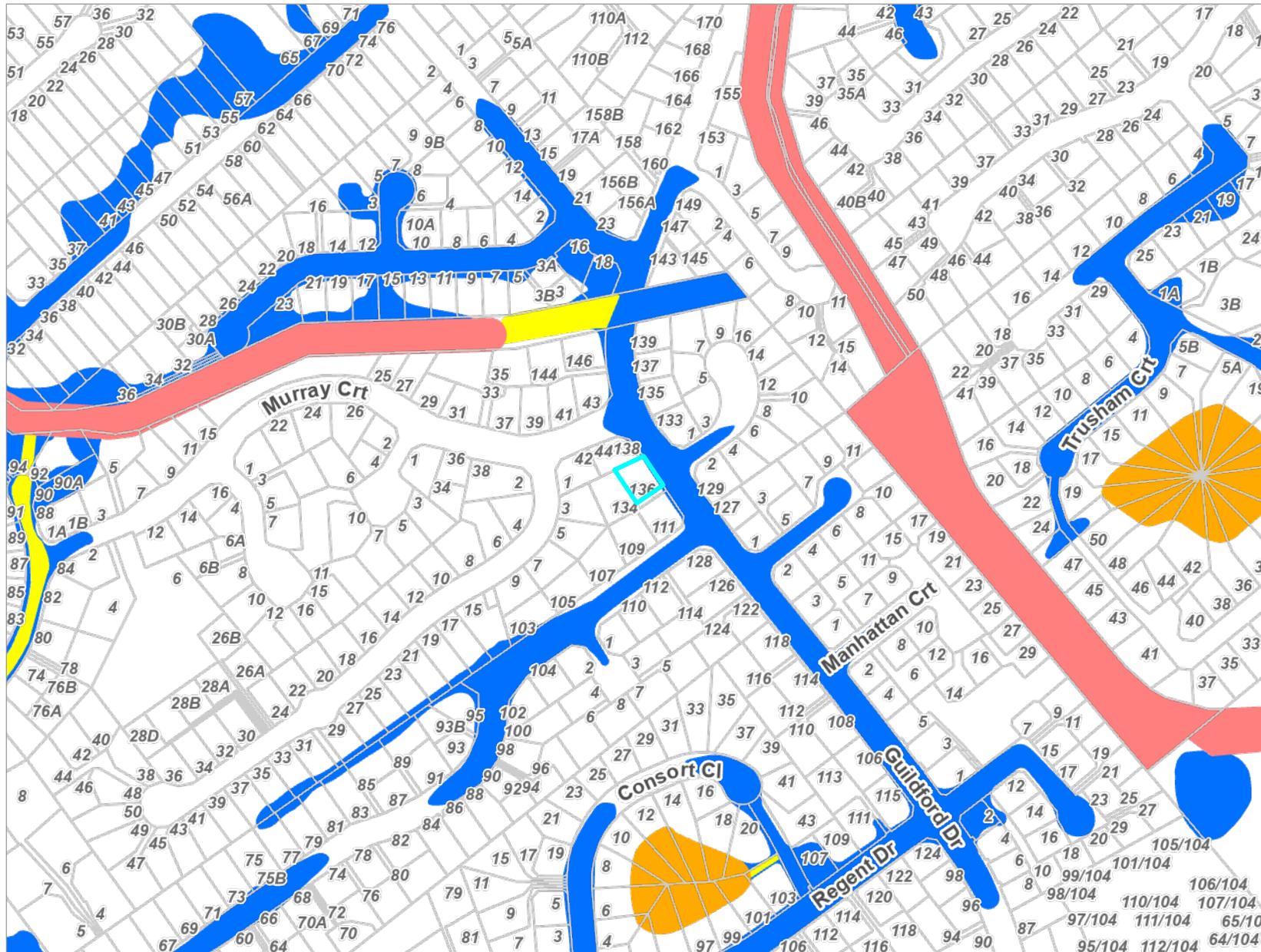


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Latest Flood Hazards

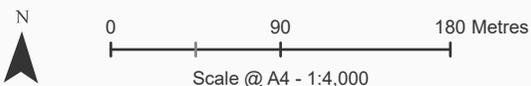
136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



Key to map symbols

-  Stream Corridor
-  Overflow Path
-  Storage
-  Ponding

The 'Key to map symbols' column above will be empty if no Flood Hazards are present in the area shown on this map.

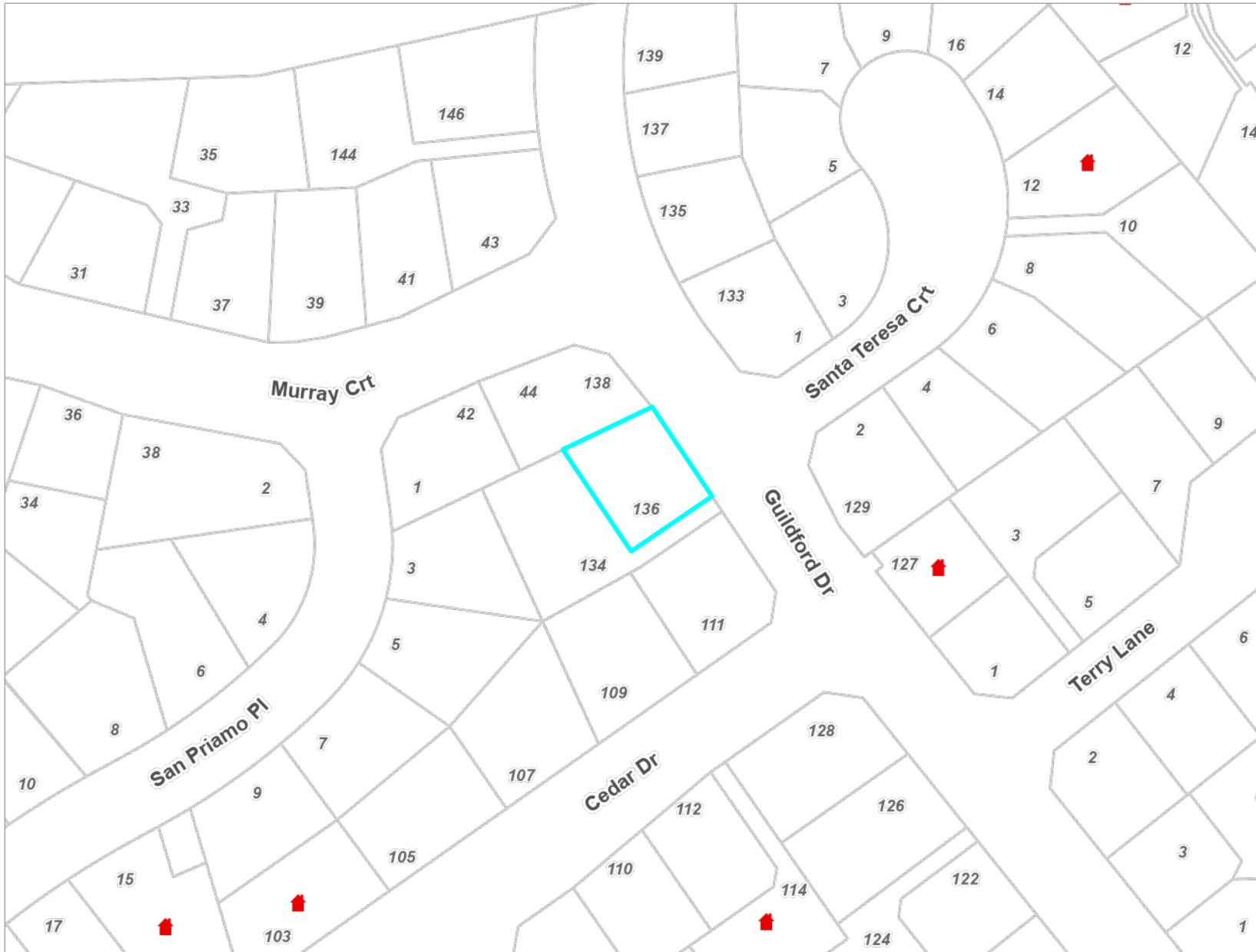


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Resource Consents Map

136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



Key to map symbols

 Resource Consents

The 'Key to map symbols' column above will be empty if no Resource Consents are present in the area shown on this map.



0 30 60 Metres

Scale @ A4 - 1:1,300

Date Printed: January 21, 2026

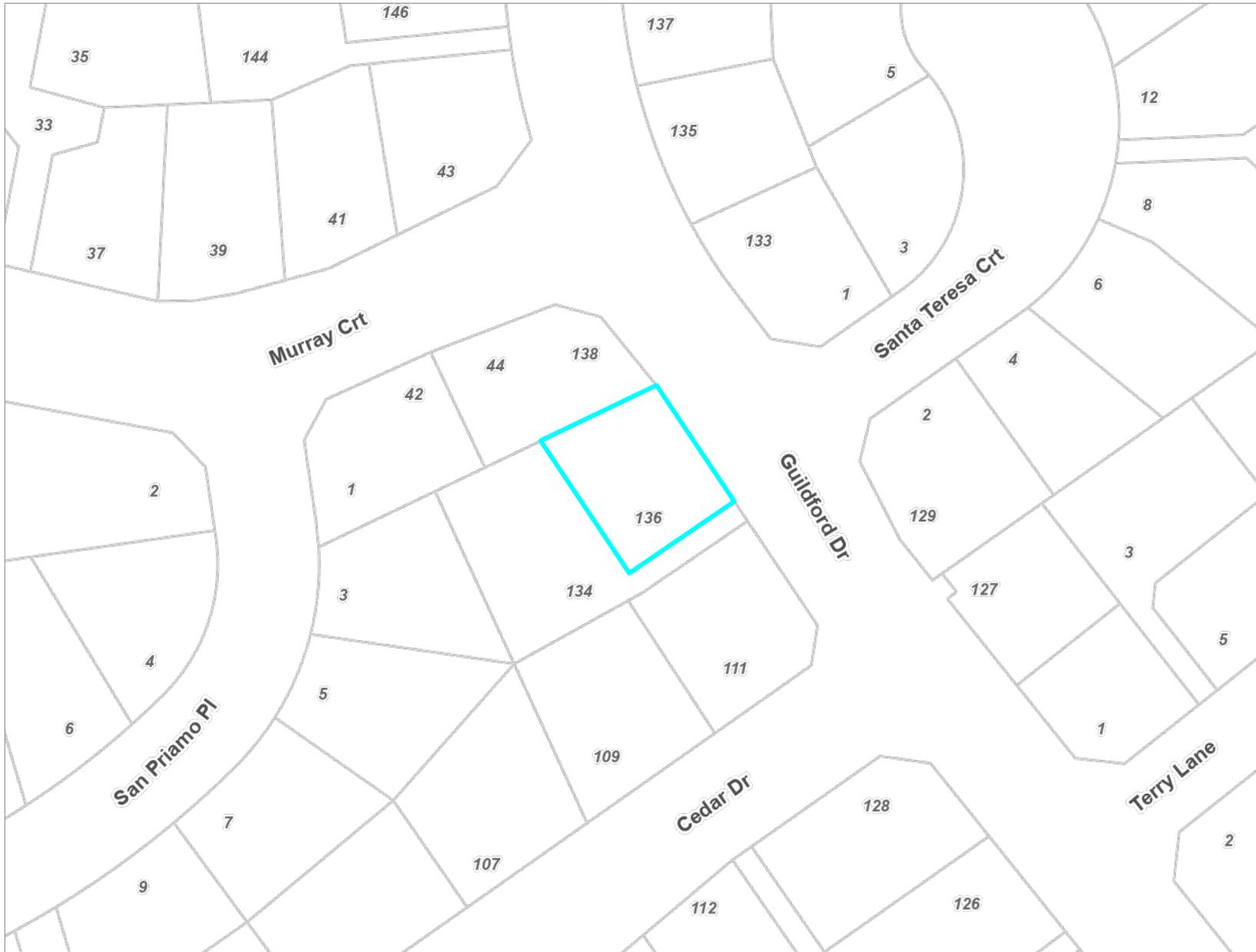
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Resource Consents Report

Resource Consent Number	Location	Valuation Number	Property Legal Description	Consent Type	Consent Proposal	Notified Yes/No	Hearing Yes/No	Consent Status	Decision Date	App.Date
040270	12 Santa Teresa Court, Paraparaumu	1527258592	LOT 55 DP 89378	LC	Establish/operate a business (Personalised Wines	N	N	Decision Issued	23/11/2004	24/9/2004
020348	103 Cedar Drive, Paraparaumu	1527258606	LOT 77 DP 90192	LD	NEW DWELLING ENCROACHING REAR YARD SETBACK	N	N	Decision Issued	22/1/2003	18/12/2002
940086	114 Cedar Drive, Paraparaumu	1526510200	LOT 20 DP 82880	SC	11 ADDITIONAL RESIDENTIAL LOTS	N	N	s.224 Issued	20/5/1994	10/5/1994
980219	127 Guildford Drive, Paraparaumu	1526508400	LOT 25 DP 87164	SD	16 ADDITIONAL LOTS, RECREATION RESERVE, ROAD TO VEST	N	N	s.221 Consent Notice	15/7/1998	11/6/1998

Health and Alcohol Licenses

136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



Key to map symbols

The 'Key to map symbols' column above will be empty if no Health and Alcohol Licences are present in the area shown on this map.



0 20 40 Metres

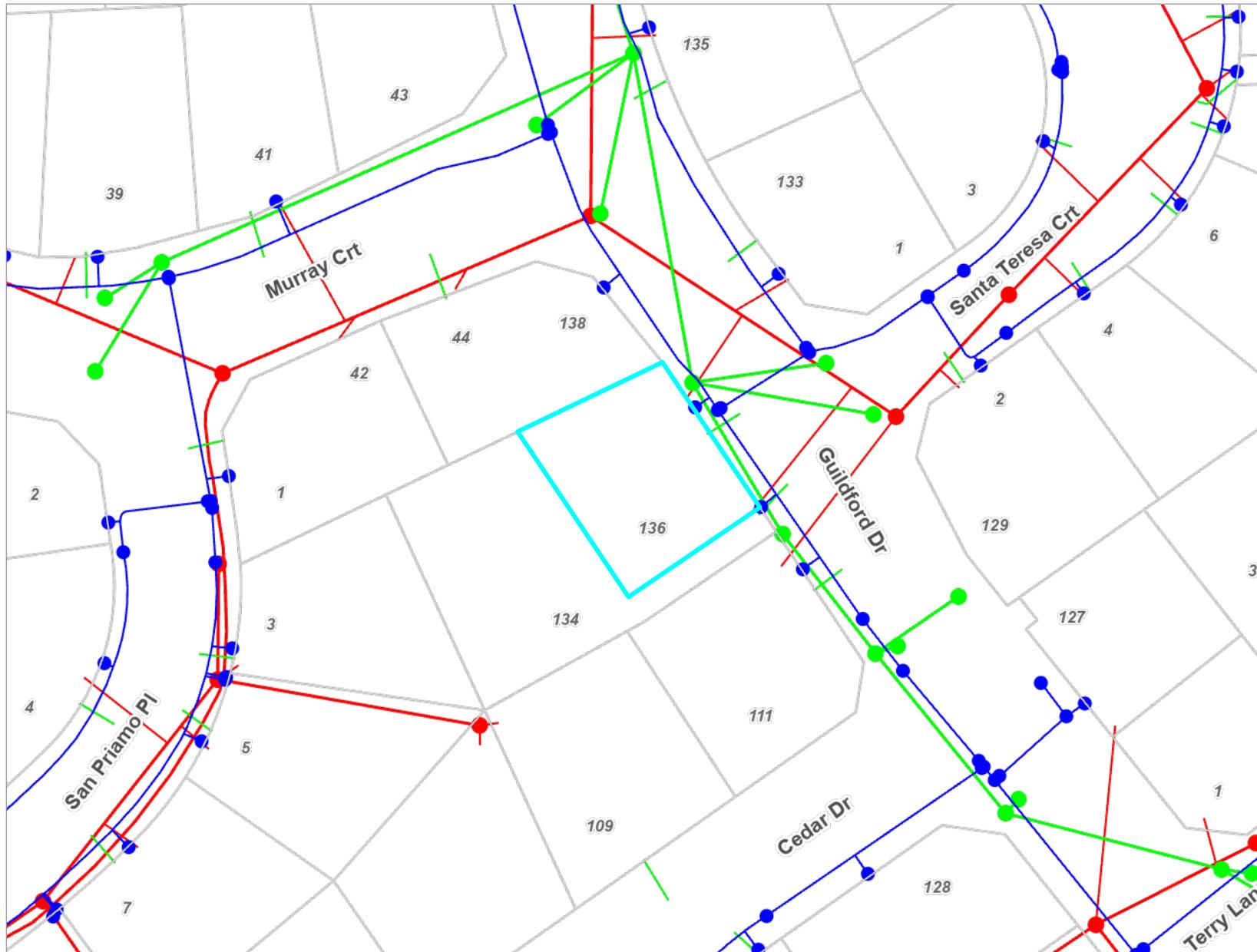
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Services Network

136 Guildford Drive, Paraparaumu (LOT 43 DP 88523 CT 55B/761)



Key to map symbols

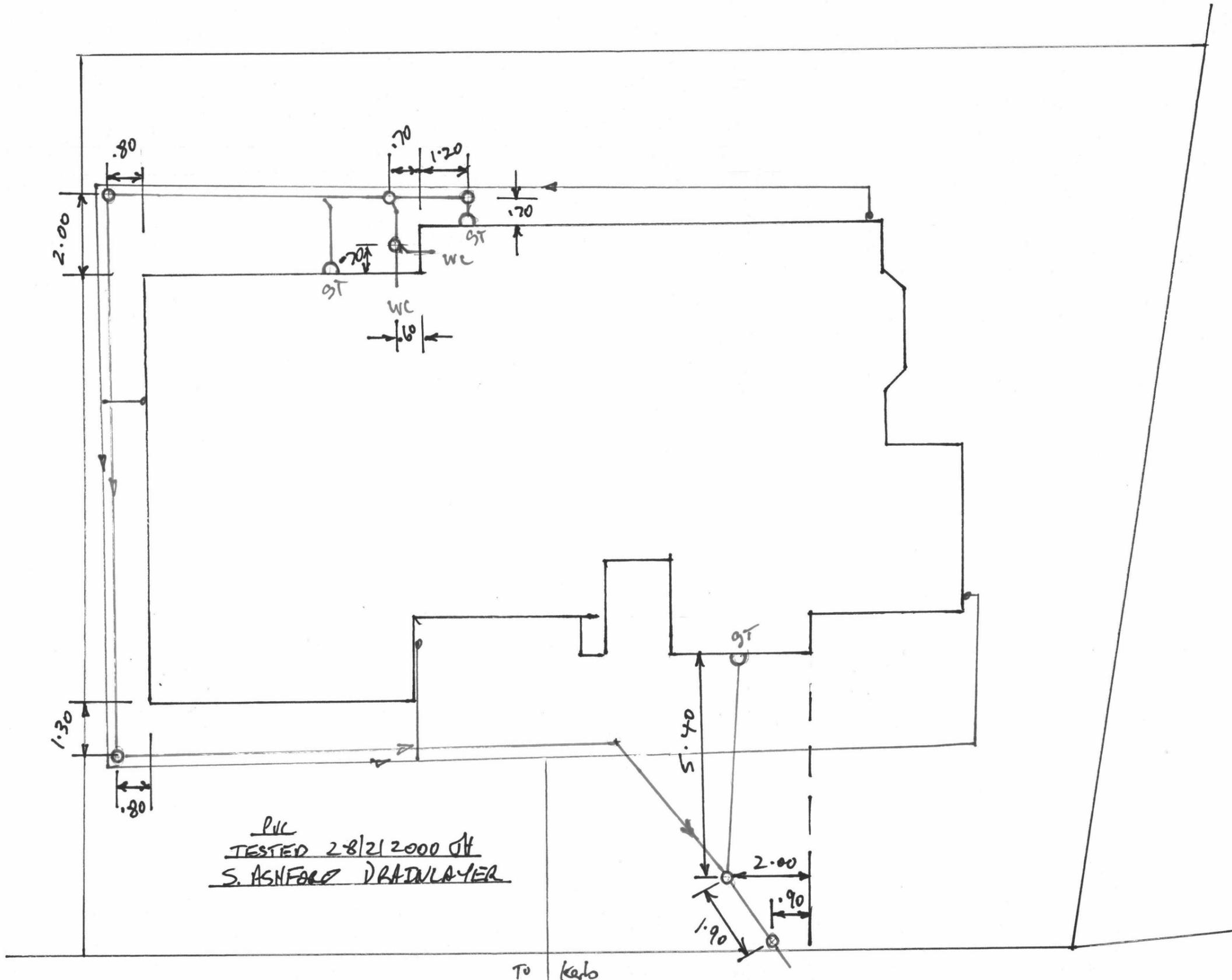
- WS Node
- WS Pipe
- SW Point
- SW Pipe
- SW Lateral
- WW Point
- WW Pipe
- WW Lateral

The 'Key to map symbols' column above will be empty if no Services are present in the area shown on this map.



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PVC
 TESTED 2-8/21 2000 JH
 S. ASHFORD DRAINLAYER

To Kato

136 GUILDFORD DRIVE

5 August, 1999

Eatwell Estates Limited
c/- Cuttriss Consultants Ltd
P O Box 386
PARAPARAUMU

Dear Sir/Madam

**RM 990017: SUBDIVISION CONSENT FOR STAGES 3-6 OF THE
EATWELL ESTATES LIMITED DEVELOPMENT, MURRAY COURT,
PARAPARAUMU**

I refer to the above planning application and enclose your Resource Consent. I note the delay in issuing this final consent after providing a draft consent report on 16 June 1999. The reserves contribution amount has been amended following submissions from Cuttriss Consultants Ltd, but proposals to incorporate details of Council's contribution to the increases in pipe sizes, et al, have finally been abandoned on advice from Mr Bly that understandings have been reached outside the consent process.

Would you please note that if you do not concur with the conditions of your consent you may have the matter considered by the Hearing Commissioners by lodging an objection under Section 357 of the Resource Management Act 1991. Please advise within 15 working days from the date of receiving this notice if you wish to have the matter heard. Please note that the deposit for an objection is \$250.00 plus an extra \$90.00 should Council's Subdivisional Engineer need to be involved. If the objection is upheld the fee would be refunded in full; if upheld in part half the fee would be refunded.

You are advised that under Section 125 of the Resource Management Act 1991 you are required to give effect to the consent within 2 years. Alternatively a longer period may be fixed upon application by you within 3 months of the expiry if the following criteria are met:

1. Substantial progress has been made in giving effect to the consent.
2. The written approval of all adversely affected persons has been obtained.

You are also advised that you will need to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mike Jacobson', written in a cursive style.

Mike Jacobson
RESOURCE CONSENTS PLANNER
for Chris Shaw, RESOURCE CONSENTS MANAGER



RESOURCE CONSENT NUMBER: RM 990071

That pursuant to section 105, and in consideration of sections 104, 108 and 220 of the Resource Management Act 1991, the Kapiti Coast District Council (hereinafter called "the Council") does hereby grant Subdivision and Land Use Consents to:

**EATWELL ESTATES LIMITED, C/- CUTTRISS CONSULTANTS LTD,
P O BOX 386, PARAPARAUMU**

To undertake Stages 3 to 6 of the Murray Court Development, comprising subdivision, earthworks and new roads, as described in the application documents and shown on Plan 17611 SC2a 99 03 30 submitted to Council with Application RM 990071 (being a 56 residential lot subdivision and development of Pt Lot 22 DP 55308 & Pt Lot 2 DP 60044 & Lot 1 DP 87175 [not yet deposited] at the end of Murray Court, Paraparaumu) subject to the following conditions:

- 1 The Developer's Representative is to supply a copy of the title and survey data plans and is to list and indicate how each condition has been met to the satisfaction of Manager, Consents and Compliance.
- 2 The Developer shall demonstrate to the satisfaction of the Manager, Consents and Compliance that the land:
 - (a) is not subject to erosion, subsidence, slippage or inundation; or
 - (b) can be protected against erosion, subsidence, slippage or inundation, in terms of Section 106 of the Resource Management Act.
- 3 Plans for engineering development of the subdivision (or development) shall be submitted to Council. No work shall commence until the Council has authorised in writing that it is permitted. Engineering plans which are acceptable to Council shall be supplied in triplicate and as-built plans supplied in duplicate.

RM 990071

Eatwell Estates Limited

4 The payment of Council engineering fees of \$211.50 (GST inclusive) per new lot created. In addition, an engineering processing fee of \$90 GST inc shall also be paid.

5 The Developer shall either:

- (a) Certify that a building site is available on each residential allotment on which buildings of the type permitted may be erected using foundations not requiring specific design in terms of the Building Act 1991.

This certification shall be in the form of Appendix B NZS 4404:1981 Code of Practice for Urban Subdivision and confirm that a safe bearing pressure of soil supporting foundations is not more than 600 mm below the surface level of the ground. The certificate shall be accompanied by the site investigation report of the Soils Engineer.

or

- (b) Supply to Council a report detailing site investigation work and findings together with recommendations for foundation design whether or not for buildings not requiring specific design in terms of the Building Act 1991.

In cases within the provisions of the clause (b) above, a Consent Notice under Section 221 of the Resource Management Act 1991 shall be issued by Council noting the soil conditions, site investigation details and foundation recommendations.

- 6 i) A financial contribution of \$653 towards the upgrading of the bulk water supply for Waikanae, Paraparaumu and Raumati, for every new residential lot created.
- ii) A financial contribution of \$213.75 towards the upgrading of the Paraparaumu Sewage Treatment Plant, for every new residential lot created.

7 The following requirements for a reserve contribution are based on the presumption that the existing recreation reserve, between the outlet of the new stormwater pipe (by Lot 33) and the northeast corner of the site (by Lot 57) will be filled and developed into a neighbourhood reserve. If that does not turn out to be the case, then this condition will be reviewed and a new reserve contribution mix of land and cash determined.

A reserves contribution of \$219,500 (inclusive of GST) shall be paid. It takes into account the 522m² credit owing by removing that number of the most valuable lots that would equate to a reserve contribution of 522m² figure (being Lots 57-59 and 32, 33, 38-40). The values of the remaining lots (less \$25,000 for identified loss of value of those lots with poor foundation conditions) were then used to calculate the cash contribution, being 7.5% of the estimated total value of \$2,603,000, plus GST. (See Brian Whitaker letters dated 5 May and 14 June 1999, with calculations annotated, attached)

Works to develop the filled reserve area (grassing and installation of stormwater pipes) to the satisfaction of the Parks & Recreation Manager will be accepted as meeting part of the reserve contribution and the reasonable cost shall be deducted from the amount owing. A detailed cost estimate shall be provided to the Parks & Recreation Manager, and approved by him, prior to any work commencing.

To meet the requirements of the Stormwater Engineer, a local purpose reserve (drainage) within lot 92, five metres wide and parallel to the side boundary, shall be set aside for access to the piped stormwater system at the rear. An alternative location may be approved but the driveway within the drainage reserve shall be a heavy duty concrete pavement for the full width. The reasonable cost (and loss of value) to the applicant of providing and developing this reserve shall, at the discretion of Council, be compensated by Council either by way of payment by Operational Services Division (as part of the upgrading of the stormwater system) or by deduction from the reserves contribution owing.

- 8 A sign post and/or name plate shall be provided and this shall be satisfied by the payment of the appropriate fee. The new road names are to be shown on the survey plan. (Refer to the Code of Practice for Subdivision and Development). Three road names per street shall be forwarded to Council for approval.
- 9 Lots 100, 101, 102, 103 and 107 are to vest as road. These roads shall be formed, metalled, two coat sealed, provided with kerb and channel, footpaths and turning circles where necessary. The requirement for a second coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (GST inclusive) per square metre of the area of first coat seal.

Alternatively, a prime/coat seal and asphaltic concrete paving may be approved by the subdivisional Engineer. All work shall comply with Council's standard requirements. Berms are to be two metres wide and completed to the satisfaction of the Subdivisional Engineer and shall include the planting of approved trees or shrubs.

The construction of the proposed road within lot 103 will depend on Council obtaining the agreement of the Department of Conservation for the revocation of the recreation reserve over that area, otherwise the consent holder shall contribute 50% of the estimated costs of providing it.

Road Geometry: (minimum)	The Drive: 20 metres wide, 11 metre carriageway. Murray Court Extension: 18 metres wide, 9 metre carriageway Lots 101 and 107: 17 metres wide, 8 metre carriageway Lots 102: 15 metres wide, 6 metre carriageway
-----------------------------	--

The finished surface level on the centreline of any road to vest shall not be lower than RL 4.1 MSL Wellington datum except for the northern arm of lot 100 or as otherwise approved by the Subdivisional Engineer. Tree planting within road reserve shall be in accordance with the Code for Subdivision and Development and incorporated in the road design.

The provision of trees as required by C4.10 of the Code of Practice for Subdivision and Development shall be met by the payment of a bond of \$35 per front lot. Council will plant the trees once dwellings are established in the subdivision. Alternatively a planting programme in consultation with Council's Manager, Parks and Recreation shall be carried out to the satisfaction of the Manager, Consents and Compliance.

- 10 A (heavy duty) concrete vehicle crossing shall be provided to serve the right of way.
- 11 A concrete vehicle crossing shall be provided to serve lots 38, 44 and 54.
- 12 A piped stormwater system including subsoil drains where necessary is to be provided to service the subdivision. This shall include the drainage of any surface water trapped on adjoining land by earthworks within the subdivision and the piping of all open drains, all at no cost to Council and to the approval of the Subdivisional Engineer.

Stormwater catchment calculations shall be provided and the path/location of the overland flow arising from the 1% annual probability storm event shall be located on a suitable plan. Downstream effects shall be analysed. The reduction in flow in the upper reaches of the Tikotu Stream caused by the diversion shall be considered and the environmental consequences addressed.

Stormwater capacity for discharge from Cedar Drive shall cater for the Q100 flood event in the vicinity of lot 77.

- 13
 - i) Where the existing land form or vegetative cover is disturbed, ground cover is to be established immediately following earthworks and with a minimum of delay to ensure the wind erosion of soil, sand or other material does not become a nuisance.
 - ii) Encroachment onto adjacent land owned by others, is not permitted without having first obtained their written consent. This evidence shall be provided to Council prior to the commencement of any earthworks.
 - iii) All batters shall be self-supporting.
 - iv) Testing and certification of compaction/filling and the stability of batter slopes shall be carried out by a suitably qualified person experienced in soils engineering.

- v) The natural drainage patterns shall be preserved and contravention of the Land Drainage Act is not permitted.
 - vi) If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.
 - vii) If there is any likelihood of water courses or ground water being contaminated or diverted, discussions are to be entered into with the Wellington Regional Council to ascertain whether or not a resource consent is required.
 - viii) The removal of soil support from adjacent lots is not permitted.
 - ix) Ground levels at the rear of lots 54, 55, 56 and 57 shall match the stop bank height and slope down to the minimum level (RL 4.3 MSL Wellington Datum) required by this consent.
- 14 Sections shall be built up to provide surface drainage to the road frontage and the street channel or to alternative outlets approved by the Subdivisional Engineer. Earthworks shall comply with the requirements of the current issue of NZS4431 and each potential house site shall be at not less than RL4.3 MSL (Wellington) except as otherwise provided in the Code for Subdivision and Development.
- 15 All sections shall have drive-on access no steeper than 1 in 5.
- 16 Underground power and telecommunication services shall be provided to the satisfaction of the Subdivisional Engineer including the installation of streetlighting standards and lamps. The streetlighting layout shall comply with NZS 6701:1983. Transformer sites shall be specifically provided for by recessing the front boundary of lots and including the area within road reserve.
- 17 The subdivision shall be reticulated for sewage disposal and public water supply. All lots shall be provided with individual service connections and fire-fighting requirements shall comply with the Fire Services Code of Practice. Each residential lot shall be provided with a meter manifold, surface box and fittings. Surface boxes in driveway positions shall be heavy duty. The consent holder is to confirm the capacity of the existing gravity, sewerage system to the Sunburst Court pumping station downstream and the capacity of this pump station to cater for the increased flows discharging to it. Council will require the upgrading of the existing gravity or pumping system if necessary to meet the requirements of the Code for Subdivision and Development.
- 18 The Developer shall provide and install pipes for gas supply to service the subdivision.

19 Rights-of-way are to be formed, metalled, two-coat sealed, provided with a kerb and channel on one side and a perimeter kerb on the other sides. The requirement for a second-coat seal shall be met by lodging a cash contribution with Council calculated at \$4.50 (GST inclusive) per sqm of the area for first-coat seal, or the subdivider shall arrange for the second coat seal to be completed at a time acceptable to the Subdivisional Engineer. Alternatively, a prime/seal coat and asphaltic concrete paving or other acceptable surfacing may be approved by the Subdivisional Engineer.

20 Any easements required by Council for drainage or other services shall be shown on the land transfer title plan. Easements are to be shown over any communal services where these pass through residential lots.

Any easement that is required by the Subdivisional Engineer is to be prepared by solicitors at the owner's expense. Lots 108, 106, 105 and 104 shall be deleted from the development and an 8 metre wide easement shall be provided in favour of Council over the existing and future pipeline to be installed on this alignment, which includes the right of way designation west of lot 34 and the proposed stormwater easement between lots 32 and 33. The easement documentation for this particular pipeline will include:

- a) The planting of any specimen shrub or tree which will exceed three metres in height when fully grown, will not be permitted
- b) The installation of any structure or building (including garden sheds) will not be permitted.
- c) Ornamental and/or raised garden beds will not be permitted.

These restrictions and limitations shall be in addition to the normal requirements of a transferee.

21 "As built" plans of all services adequately dimensioned to show the relationship of such services to the lot boundaries shall be supplied by the Developer and to the approval of the Subdivisional Engineer.

22 The Developer shall enter into a fencing covenant to ensure that Council shall not be liable for, or called upon to erect or maintain or contribute towards the cost of erection or maintenance of any fence along the reserve boundary(ies).

23 The Developer shall comply with the requirements of the Kapiti Coast District Council Code of Practice for Subdivision and Development.

24 Council shall have the right to review levies, charges, upgrading contributions and other payments on any lot or lots for which a 223 Certificate has not been issued after two years.

- 25 A bench mark, level reference point, with respect to mean sea level (Wellington), shall be provided within the immediate vicinity of the subdivision to the approval of the Subdivisional Engineer.
- 26 The Developer's Representative is required to provide Council with an itemised schedule of quantities and costs, for those services and assets which are to vest in Council. This will involve water supply, sewerage, stormwater and roading assets including street lights.
- 27 All costs arising from any of the above conditions shall be at the expense of the Developer.

Please note: A suitable width along the left bank of the Tikotu Stream shall be provided for Council maintenance vehicles.

ISSUED: 5 August, 1999



Mike Jacobson
RESOURCE CONSENTS PLANNER
for Christopher P Shaw, Resource Consents Manager



RM 990071

KAPITI COAST DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991
FOR THE DEPOSIT OF LAND TRANSFER PLANS 88523,
THE SUBDIVISION PART LOT 2 DP 60044,
MUARRY COURT, PARAPARAUMU,
FOR EATWELL ESTATES LIMITED

The District Land Registrar at Wellington

PURSUANT to Section 221 of the Resource Management Act 1991 the Kapiti Coast District Council hereby gives notice that it has consented to the subdivision and the following condition is to be complied with on a continuing basis:

1. That foundation design and construction for any new dwelling or additions and alterations to a dwelling on the residential allotments depicted on land transfer plans 88523 shall be in accordance with the recommendations within the geotechnical assessment prepared by Cuttriss Consultants Limited, dated November 1999 and submitted to Council in relation to application No. RM990071 a copy of which is available in Council's Resource Consents Office.

Issued in respect of Application No. RM 990071. Dated this 6th day of December 1999.


AUTHORISED OFFICER


AUTHORISED OFFICER